



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष २, अंक २२] गुरुवार ते बुधवार, जून २-८, २०१६/ज्येष्ठ १२-१८, शके १९३८

[पृष्ठ १२, किंमत : रुपये ११-००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. १००.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 3rd May, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2615-148-CR-86(A)-15-UD-9.—

Whereas, the Deoli Municipal Council (Dist. Wardha)(hereinafter referred to as the “said Planning Authority”) being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966)(hereinafter referred to as “the said Act”) vide its Resolution No. 6 (A), dated 5th January, 2010, declared its intention under Section 23, read with Section 34 & 38 of the said Act, to prepare draft Development Plan (Revised + Additional Area) for the area within the limits of Deoli Municipal Council and the notice of such declaration was published in the Maharashtra Government Gazette, Nagpur Division Part 1-A dated 3rd June, 2010 ;

And whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a notice in Maharashtra Government Gazette, Nagpur Division, Nagpur dated the 4th April, 2013 on page Nos. 8 for inviting suggestions / objections to the Draft Development Plan of Deoli, prepared by it under sub-section (1) of Section 26 of the said Act ;

And whereas, since the said Planning Authority is failed to process under Section 28(3) of the said act, Joint Director of Town Planning Nagpur Division, Nagpur in exercise the powers conferred by sub-section 4 (c) of Section 21 of the said Act vide order no. D. P. Deoli (Revised + Extended Area) /officer app./joint dir./875, dated 2nd July, 2014 as an “Officer” to perform the remaining duties of the Planning Authority laid down under the provisions of Section 21 (4) (A) of the said act. (hereinafter referred to “the Said Officer”);

And whereas, after considering the suggestions and objections received in respect of the said Development Plan, the said Officer, under Section 21 (4) of the said Act, submitted his report to the Government of

Maharashtra. The said Officer made certain modifications, in the said Development Plan under sub-section (4) of Section 28 of the said Act., and published the said Development Plan so modified for information of public under sub-section (4) of Section 28 of the said Act, by a notice published in the Official Gazette, Nagpur Divisional Supplement, dated the 20th November, 2014 on page Nos. 245 & 247 ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 1570, dated the 10th November, 2014 ;

And whereas, the said act has been amended *vide* Maharashtra Act X of 2011 with effect from the 5th April 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October, 2013;

And whereas, in accordance with the Section 31 (1) of the said Act the State Government is required to sanction the Draft Development Plan of Deoli, (Revised + Extended area) within a period of six months, from the date of its submission under Section 30 of the said Act or within the extended period not exceeding twelve months in aggregate ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of town Planning, Maharashtra State, Pune, the state Government has decided to sanction a part of the said Development Plan with modifications as specified in SCHEDULE-A (as M-1, M-2...etc.), excluding, the substantial modifications as specified in SCHEDULE-B (as EP-1, EP-2...etc.);

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:—

- (a) Extends the period prescribed under Section 31 (1) of the said Act, for sanctioning the said Development Plan upto and inclusive of the 9th May, 2016.
- (b) Sanctions the said draft Development Plan of Deoli Municipal Council along with Schedule of Modifications namely SCHEDULE-A appended hereto, and the Draft Development Control Regulations; excluding the proposals under substantial modifications as specified in SCHEDULE-B Notice No. TPS-2615-148-CR-86 (B)-15-UD-9, dated 3rd May, 2016;
- (c) The Development control and Promotion Regulations for Municipal Council and Nagar Panchayat in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812-157-CR-71-12- Reconstruction No. 34-12-DP-UD-13, dated the 21st November, 2013, are applicable for the area of the Deoli Municipal Council for which the said Development Plan has been prepared.
- (d) Any Development within the area in between River bank Normal flood line (Blue line) shown on plan is not allowed & Development within the area between Normal flood line (Blue line) and High flood line (Red line) is allowed with stilt floor of height of 2.5 Mtr.
- (e) Declares that, the final Development Plan (Part) for area of the Deoli Municipal Council shall come into force after one month from the date of publication of this Notification in the Official Gazette.

02. The Reservations/allocations/designations which do not appear in the Schedule 'A' are hereby sanctioned for the respective purpose as designated in the aforesaid sanction Development Plan.

03. Areas of reserved sites mentioned in the report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

04. The Private or rental premises designated in Public-Semi Public Zone shall continue to be in this zone as long as Public-semi Public user exists; otherwise the Chief Officer, Deoli Municipal council, Dist-Wardha shall allow development permission on such lands considering adjoining major land use zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune

05. Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Deoli Municipal council, Dist. Wardha, after due verification and prior approval of the Director of Town Planning Maharashtra State, Pune.

06. The open spaces from sanctioned layouts which are earmarked as existing open spaces (in Green colour) on the aforesaid Development plan are subject to changes if respective layouts are revised. If the layout is revised and if the location of open space is shown elsewhere in Residential zone of the said Development Plan in that case it should be treated as open space of layout and then the land under existing open space from the previous layout as shown on the said Development Plan shall be treated as Residential Zone to that effect.

07. All the existing roads whether shown on plan or not, shall have the status of existing roads.

08. The aforesaid part Final Development Plan of Deoli (Revised + Additional Area) sanctioned by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this notification, in the office of the Chief Officer, Deoli Municipal Council, Dist. Wardha.

SCHEDULE-A

Modifications Sanctioned by Government u/s 31 (I) of Maharashtra Regional & Town Planning Act, 1966

Sr. No.	Modification No.	Proposals of Draft Development Plan Published under section 26	Proposals of Draft Development Plan submitted u/sec, 30 of Maharashtra Regional & Town Planning, Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under section 31 of the Maharashtra Regional & Town Planning, Act, 1966
(1)	(2)	(3)	(4)	(5)
1.	M-1	Sr. No. 313/1(pt) Site No. 3 "Court Building & Quarters"	Site No. 3 is partly deleted & land thus released from Reservation is included in Residential zone & remaining part of Site No. 3 is included in site No. 4, Police Station & Parade Ground.	Site No. 3 is partly deleted & land thus released from Reservation is included in Residential zone & remaining part of Site No. 3 is included in site No. 4, Police Station & Parade Ground.
2.	M-2	Sr. No. 313/1(pt), 317(pt) Site No. 4 "Police Station & Parade Ground."	Eastern part of Site No. 4 "Police Station & Parade Ground" is reserved as Site No. 3 "Court Building & Quarters & Southern boundary of Site No. 4" "Police Station & Parade Ground" is extended as shown on the plan.	Eastern part of Site No. 4 "Police Station & Parade Ground" is reserved as Site No. 3 "Court Building & Quarters & Southern boundary of Site No. 4" "Police Station & Parade Ground" is extended as shown on the plan".
3.	M-3	Sr. No. 65, Site No. 31 "Parking"	Eastern portion of Site No. 31 "Parking" affected by permanent structures is deleted and land thus released from Reservation is included in Residential Zone and remaining portion of reservation is kept as "Parking" as shown on plan.	Eastern portion of Site No. 31 "Parking" affected by permanent structures is deleted and land thus released from Reservation is included in Residential Zone and remaining portion of reservation is kept as "Parking" as shown on plan.
4.	M-4	Sr. No. 590/1, Site No. 54 "Shopping Centre"	Land bearing Sr. No. 590/1 Mauze Deoli shown as Site No. 54 "Shopping Centre" is now situated outside Municipal limit, as per Maharashtra Government Gazette dt. 2-1-2014. Hence Site No. 54 ceases to exist.	Land bearing Sr. No. 590/1 Mauze Deoli shown as Site No. 54 "Shopping Center" is now situated outside Municipal limit, as per Maharashtra Government Gazette dt. 2-1-2014. Hence Site No. 54 ceases to exist.

SCHEDULE-A-Contd.

(1)	(2)	(3)	(4)	(5)
5.	M-5	Sr. No. 590(pt) Site No. 55 “MTDC Complex”	Land under Site No. 55 “MTDC Complex” is situated outside Municipal Area limit as per Maharashtra Government Gazette dt. 2-1-2014. Hence Site No. 55 ceases to exist.	Land under Site No. 55 “MTDC Complex” is situated outside Municipal Area limit as per Maharashtra Government Gazette dt. 2-1-2014. Hence Site No. 55 ceases to exist.

This Notification is also available on the Government website www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. १०१.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 3rd May, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2615-148-CR-86(B)-15-UD-9.—

Whereas, the Deoli Municipal Council (Dist. Wardha)(hereinafter referred to as “the said Planning Authority”) being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966)(hereinafter referred to as “the said Act”) vide its Resolution No. 3, dated 5th January, 2010, declared its intention under Section 23, read with Section 38 of the said Act, to prepare Draft Development Plan (Revised + Extended Area) for the area within the limits of Deoli Municipal Council (herein after referred to as “the said Development Plan”) and notice of such declaration was published at page No. 215 in the Maharashtra Government Gazette, , Nagpur Divisional Supplement, Part 1-A dated 3rd June, 2010 ;

And whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a notice in the Maharashtra Government Gazette, dated the 4th April, 2013 on page No. 8 for inviting suggestions / objections to the Draft Development Plan of Deoli, prepared by it under sub-section (1) of Section 26 of the said Act ;

And whereas, since the said Planning Authority is failed to process under Section 28(3) of the said act, Joint Director of Town Planning Nagpur Division, Nagpur in exercise the powers conferred by sub-section 4 (c) of Section 21 of the said Act vide order no. D. P. Deoli (Revised + Extended Area) /officer app./joint dir./875, dated 2nd July, 2014 as an “Officer” to perform the remaining duties of the Planning Authority laid down under the provisions of Section 21 (4) (A) of the said act. (hereinafter referred to “the Said Officer” ;

And whereas, after considering the suggestions and objections received in respect of the said Development Plan, the said Officer, under Section 21 (4) of the said Act, submitted his report to the Government of Maharashtra. The said Officer made certain modifications, in the said Development Plan under sub-section (4) of Section 28 of the said Act., and published the said Development Plan so modified for information of public under sub-

section (4) of Section 28 of the said Act, by a notice published in the Maharashtra Government Gazette, Nagpur Divisional Supplement, dated the 20th November, 2014 on page Nos. 245 & 247 ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 1570, dated the 10th November, 2014 ;

And whereas, the said act has been amended *vide* Maharashtra Act X of 2011 with effect from the 5th April, 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October, 2013;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a part of the said Development Plan with modifications as specified in SCHEDULE-A appended to the Notification No. TPS-2615-148-C.R.86(A)-2015-UD-9 dated 3rd May, 2016 excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in SCHEDULE-B appended hereto ;

And, whereas the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as excluded part, *i.e.* as EP-1, EP-2..... etc.

Now, therefore, in exercise of the powers conferred Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:—

- (a) Gives notice inviting suggestions & objections from any person in respect of the proposed substantial modifications of substantial nature, as specified in the SCHEDULE-B appended hereto, within the period of 30 days from the date of publication of this notice in the Official Gazette.
- (b) Appoints the Joint Director of Town Planning, Nagpur Division, Nagpur as an “Officer” under Section 31 (2) of the said Act to hear all the persons filing suggestions / objections as stated in (a) above within stipulated period and submit his report thereupon to the Government for further necessary action.

02. Only suggestions or objections regarding substantial modifications mentioned in SCHEDULE-B that may be received by the Joint Director of Town Planning, Nagpur Division, Nagpur having his office at Divisional Commissioner Campus, Civil Lines, Nagpur-440001, within the stipulated period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette shall only be considered.

03. Copy of the said notice along with SCHEDULE-B and the plan showing the proposed substantial modifications shall be available for inspection to general public in the following offices during office hours on all working days.

(1) The Joint Director of Town Planning, Nagpur Division, Nagpur Commissioner Compound, Civil Lines, Nagpur-440001.

(2) The Town Planner, Wardha Branch, Wardha.

(3) The Chief Officer, Deoli Municipal Council, Deoli, Dist-Wardha.

SCHEDULE-B

Substantial Modifications Republished by Government u/s 31(1)
of Maharashtra Regional & Town Planning ACT, 1966

Sr. No.	Excluded Part	Proposal as per Development Plan Published under section 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to the Govt. for sanction under Section 30 of the M.R. & T.P Act. 1966	Modifications of substantial nature as proposed by Govt. under section 31 (1) of the M.R. & T.P Act, 1966
(1)	(2)	(3)	(4)	(5)
1.	EP-1	30.0 Meter outer Bypass Road to the Southern side of Site No. 12 & 15.00 meter wide road Southern side of side No. 11 "Truck Terminus in Northern Side of Sector-1"	30.0 Meter outer Bypass Road to the Southern side of Site No. 12 & 15.00 meter wide road Southern side of side No. 11 " Truck Terminus in Northern Side of Sector-1"	(i) The alignment of 15 meter wide East-West Road is proposed to be Modified with increase in its width to 30 meter as shown on plan. (ii) The lands thus released due to shifting of alignment of the 15 meter wide road are proposed to be included in Residential Zone. (iii) The boundaries of Site No. 11 " Truck Terminus are proposed to be modified as shown on plan."
2.	EP-2	Existing Road of adjacent eastern side to the Site No 41 "Cultural Centre & Library"	Existing Road adjacent eastern side to the Site No. 41 "Cultural Centre & Library"	The width of Existing Road is proposed to be made uniform as shown on plan.
3.	EP-3	Existing Roads of eastern side of Sr. No. 953 sector-II & southern side of Sr. No. 1002.	Existing Roads of eastern side of Sr. No. 953 sector-II & southern side of Sr. No. 1002.	The width of Existing Road is proposed to be made uniform as shown on plan.
4.	EP-4	Existing Road towards South-East direction of western side of the Site No. 67 "Compost Depot"	Existing Road towards South-East direction of western side of Site No. 67 "Compost Depot"	The width of Existing Road is proposed to be made uniform and boundaries of Site No. 67 are proposed to be redefined accordingly as shown on plan.
5.	EP-5	Proposed No Development Zones at 10 different locations within outer Bypass Road	Proposed No Development Zones at 10 different locations within outer Bypass Road	Lands situated at 10 different locations adjoining Bypass Road are proposed to be deleted from No Development zone and lands thus released are proposed to be included in Residential Zone, as shown on plan.
6.	EP-6	Sr. No. 313/1 (pt) Site No. 5 Extension to Muslim Kabrastan.	Area about 1.577 Hectare of Site No. 5 is deleted from "Muslim Kabrastan & land thus released from Reservation is included in Residential Zone."	Area about 1.577 Hectare Site No. 5 "Muslim Kabrastan is proposed to be deleted and land thus released from Reservation is proposed to be included in Residential Zone, as shown on plan.

SCHEDULE-B-Contd.

(1)	(2)	(3)	(4)	(5)
7.	EP-7	Site No. 12 “Stadium Cum Shopping Center”	Site No. 12 “Stadium Cum Shopping Center”	Site No. 12 “Stadium Cum Shopping Center” is proposed to be deleted and lands thus released are proposed to be included in Residential Zone, as shown on plan.

This Notice is also available at Government website www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. १०२.

नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक २८ एप्रिल, २०१६.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्रमांक टिपीएस-२४१५-शिकाना-१४-प्र.क्र. ०३-२०१६-नवि-९-

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-१७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र. २००-२०००-नवि-९, दिनांक १० सप्टेंबर २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च २००० व दिनांक २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे. (यापुढे “उक्त विकास योजना ” असे संबोधले आहे). तसेच शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र. ७६-नवि-९, दिनांक २७ फेब्रुवारी २००२ अन्वये सात योजना करिता नागपूर सुधार प्रन्यासला “नियोजन प्राधिकरण ” म्हणून घोषित केलेले आहे. (यापुढे “उक्त नियोजन प्राधिकरण ” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे दाभा, खसरा क्र. ५५ (भाग), ५६, ५७, ५८ (भाग), क्षेत्र २.४९६ हेक्टर आर आणि खसरा क्र. ५८ (भाग), क्षेत्र २८६ चौ.मी. या जमिनी कृषी विभागात समाविष्ट आहेत (यापुढे “उक्त क्षेत्र ” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर सुधार प्रन्यास, नागपूर यांना नियोजन प्राधिकरण म्हणून (यापुढे “उक्त नियोजन प्राधिकरण ” असे संबोधले आहे) त्यांच्या सर्वसाधारण सभेचा ठराव क्र. १४/१९३५, दिनांक ४-८-२०१४ नुसार, उक्त क्षेत्राचा वापर कृषी विभागाऐवजी रहिवास विभाग असे बदलण्याचे ठरवून, त्या अनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप-कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव अंतिम मंजूरीसाठी शासनास सादर केलेला आहे (यापुढे “उक्त फेरबदल ” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त क्षेत्र कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा उक्त फेरबदल प्रस्ताव, काही अटीच्या अधिन राहून मान्य करावा, असे राज्य शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, उक्त जमिनीच्या मालकांनी सन २०१६ या वर्षातील बाजारमूल्यदर तक्त्यानुसार येणा-या उक्त क्षेत्राच्या रकमेच्या ५% दराने येणा-या अधिमूल्य रकमेपैकी शासनास देय असलेली अधिमूल्याची ५०% रक्कम रुपये १२,१०,६००/- व रुपये ४०,८००/- सहायक संचालक, नगररचना, नागपूर शाखा, नागपूर यांचेकडील लेखाशीर्षमध्ये अनुक्रमे दिनांक ११-४-२०१६ व दिनांक ४-४-२०१६ रोजी जमा केलेली आहे. आणि नियोजन प्राधिकरणास देय असलेली ५०% अधिमूल्याची रक्कम रुपये १२,१०,६००/- व रुपये ४०,८००/- नागपूर सुधार प्रन्यास, नागपूरकडे पावती क्रमांक २०१६०३३१२२७, दिनांक ३१-३-२०१६ व पावती क्रमांक २०१६०४०१६, दिनांक १-४-२०१६ अन्वये जमा केलेली आहे.

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील उक्त जमिनी कृषी विभागातून रहिवास विभागात समाविष्ट करणेबाबतच्या उक्त फेरबदल प्रस्तावास शासन काही अटीच्या अधिन राहून पुढीलप्रमाणे मान्यता देत आहे. आणि त्यासाठी उक्त विकास योजना मंजूरीची अधिसूचना सुधारित करण्यात येत आहे.

उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.

नोंद

मौजे दाभा येथील खसरा क्रमांक ५५(भाग), ५६, ५७, ५८(भाग), क्षेत्र २.४९६ हेक्टर आर व खसरा क्रमांक ५८(भाग), क्षेत्र २८६ चौ. मी. भाग नकाशात दर्शविल्याप्रमाणे कृषी विभागातून वगळून खालील अटीच्या अधिन राहून रहिवास विभागात समाविष्ट करण्यात येत आहे.

अट क्र. १- मूलभूत सुविधांवर पडणारा ताण विचारात घेऊन अभिन्यास नकाशे मंजूर करतेवेळी नागपूर सुधार प्रन्यास, नागपूर / नागपूर महानगरपालिकेच्या दराप्रमाणे मूलभूत सुविधांसाठी लागणारा निधी अर्जदार / भूमालक / विकासक यांच्याकडून वसूल करण्यात यावा.

अट क्र. २- विषयांकित जागेच्या अभिन्यासात १०% अनिवार्य खुल्या जागेव्यतिरिक्त ५% क्षेत्र सार्वजनिक सुविधांसाठी सोडणे आवश्यक राहिल.

अट क्र. ३- फेरबदलाखालील जागेवरील इमारतीमध्ये वर्षाजल संवर्धन संयंत्र तसेच Waste Recycling Plant बसविणे आवश्यक राहिल.

अट क्र. ४- उक्त जमिनीसाठी आवश्यक त्या सर्व मूलभूत सेवा-सुविधा जमीन मालकांनी / विकासककर्त्यांनी स्वखर्चाने विकसित करून पुरविणे बंधनकारक राहिल. मूलभूत सुविधांमध्ये रस्ते व ड्रेनेज इत्यादी यांचा समावेश आहे.

उपरोक्त मंजूर फेरबदल दर्शविणा-या विकास योजना भाग नकाशाची प्रत सभापती, नागपूर सुधार प्रन्यास, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी, कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना विभागाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. १०३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 28th April, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2415-Shikana-14-CR-03-2016-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Departments Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7th January, 2000 and finally sanctioned the Government *vide* Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated the 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 (hereinafter referred to as “the said Development Plan”) under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”). Also Nagpur Improvement Trust has been declared as “Planning Authority” for the 7 Improvement Scheme being implemented by the Nagpur Improvement Trust Government *vide* Notification No. TPS-2401-855-CR-76-2000-UD-9, dated the 27th February, 2002 (hereinafter referred to as “the said Planning Authority”);

And whereas, in the said Development Plan, the land admeasuring 2.496Ha., bearing Khasara Nos. 55(pt), 56, 57, 58(pt) and land admeasuring 286 sq. mt. bearing Khasara No. 58(pt) of Mauje Dhabha is included in “Agricultural Zone” (hereinafter referred to as “the said Land”);

And whereas, the Nagpur Improvement Trust, Nagpur being the Planning Authority (hereinafter referred to as 'the said Planning Authority') vide its General Body Resolution No. 14/1135, dated the 4th August, 2014 has resolved to change the allocation of the said area from Agricultural Zone to Residential Zone and after following the procedure laid down under the said Act, submitted to the Government for its sanction a modification proposal as per the provisions of sub-section (1) of Section 37 of the said Act (hereinafter referred to as "the Proposed Modification") ;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed Modification should be sanctioned with some conditions ;

And whereas, the Land Owners of the said lands have deposited Rs. 12,10,600/- and 40,800/- towards the 50 % Government share of 5% premium amount as per the valuation of the said lands as prescribed in the Annual Statement of Rates (ASR) for the year 2016 in the Government Treasury on 11-04-2016 and 4-4-2016 through the Assistant Director of Town Planning, Nagpur Branch, Nagpur and remaining 50% of the 5% premium amount Rs. 12,10,600/- and 40,800/- payable to the Planning Authority has been deposited with the Nagpur Improvement Trust, Nagpur vide Receipt No. 20160331227, dated 31-3-2016 & Receipt No. 201604016, dt. 01-04-2016.

Now, therefore, in exercise of the powers conferred on it under Section 37 (2) of the said Act, the Government hereby sanctions the said Modification purposal of change of zone of the said land from Agricultural Zone to Residential Zone and for that purpose amends the said Development Plan as follows.

In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan , the following new entry shall be added after the last entry.

ENTRY

The land admeasuring 2.496 Ha, bearing Kasara Nos. 55(pt), 56, 57, 58(pt) and land bearing Khasara No. 58(pt) of Mouze Dhabha and is deleted from Agricultural Zone and is included in Residential Zone, as shown on the Plan, subject to conditions specified below.—

Condition No. 1— While sanctioning the lay-out of the said land Nagpur Improvement Trust, Nagpur / Municipal Corporation, Nagpur should charge amount as per their rate for developing the basic amenities considering the load on basic amenities due to the said change of user.

Condition No. 2— In the lay-out of the said land, in addition to 10% compulsory open space, 5% requisite Amenity Space shall be provided.

Condition No. 3— It is necessary to install the Rain Harvesting Plant and Waste Water Recycling Plant for the building to be constructed on the land under modification.

Condition No. 4— It is compulsory for the land owner / developer, to provide all the Basic Amenities required for the land under modification at his own cost. The Basic Amentities includes roads and drainages etc.

A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Chairman, Nagpur Improvement Trust, Nagpur, during office hours on all working days for a period of one month.

This Notification shall also be available on the Government website www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. १०४.

नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक ९ मे, २०१६.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्रमांक टिपीएस-२४१२-५००-प्र.क्र. २२६-२०१३-नवि-९-

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र. २००-२०००-नवि-९, दिनांक १० सप्टेंबर २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च २००० व दिनांक २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे (यापुढे “उक्त विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र. ७६-नवि-९, दिनांक २७ फेब्रुवारी २००२ अन्वये सात योजना करिता नागपूर सुधार प्रन्यासला “नियोजन प्राधिकरण” म्हणून घोषित केलेले आहे (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे पुनापूर येथील खसरा क्र. ६६/१ व ६६/५ मधील ३.६५ हेक्टर क्षेत्र कृषी विभागात समाविष्ट आहेत (यापुढे “उक्त क्षेत्र” असे संबोधले आहे) ;

आणि ज्याअर्थी, नागपूर सुधार प्रन्यास, नागपूर यांना नियोजन प्राधिकरण म्हणून (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) म्हणून त्यांच्या सर्वसाधारण सभेचा ठराव क्र. २/११०३, दिनांक २७-१२-२०११ नुसार, उक्त क्षेत्राचा वापर कृषी विभागाऐवजी रहिवास विभाग असे बदलण्याचे ठरवून, त्या अनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप-कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव सर्वसाधारण सभेत निर्णय ठराव क्रमांक १०/११०८, दिनांक ३-४-२०१२ रोजी मान्यता देवून फेरबदल प्रस्ताव अंतिम मंजूरीसाठी शासनास सादर केलेला आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त क्षेत्र कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा उक्त फेरबदल प्रस्ताव, काही अटीच्या अधिन राहून मान्य करावा, असे राज्य शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, खसरा क्रमांक ६६/१ व ६६/५ या जमिनीच्या मालकांनी सन २०१६ या वर्षातील बाजारमूल्यदर तक्त्यानुसार येणा-या रकमेच्या ५% रकम दराने येणा-या अधिमूल्य रकमेपैकी ५०% शासनास देय असलेली अधिमूल्याची रक्कम रुपये १३,२०,०००/- सहायक संचालक नगररचना, नागपूर शाखा, नागपूर यांचेकडील लेखाशीर्षामध्ये दिनांक ११-४-२०१६ रोजी जमा केलेली आहे. आणि नियोजन प्राधिकरणास देय असलेली ५०% अधिमूल्याची रक्कम रुपये १३,२०,०००/- उपसंचालक, नगर रचना, नागपूर सुधार प्रन्यास, नागपूरकडे दिनांक २०-४-२०१६ अन्वये जमा केलेली आहे.

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील मौजे पुनापूर येथील खसरा क्रमांक ६६/१ व ६६/५ मधील क्षेत्र ३.६५ हेक्टर ही जमीन कृषी विभागातून रहिवास विभागात समाविष्ट करणेबाबतच्या उक्त फेरबदल प्रस्तावास शासन काही अटीच्या अधिन राहून पुढीलप्रमाणे मान्यता देत आहे. आणि त्यासाठी उक्त विकास योजना मंजूरीची अधिसूचना सुधारित करण्यात येत आहे.

उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.

नोंद

मौजे पुनापूर येथील खसरा क्रमांक ६६/१ व ६६/५ मधील क्षेत्र ३.६५ हेक्टर भाग नकाशात दर्शविल्याप्रमाणे कृषी विभागातून वगळून खालील अटीच्या अधिन राहून रहिवास विभागात समाविष्ट करण्यात येत आहे.

अट क्र. १- विषयांकित जागेच्या अभिन्यासात १०% अनिवार्य खुल्या जागेव्यतिरिक्त आवश्यक सुविधा क्षेत्र सार्वजनिक सुविधांसाठी सोडणे आवश्यक राहिल.

अट क्र. २- फेरबदलाखालील जागेवरील इमारतीमध्ये वर्षाजल संवर्धन संयंत्र तसेच Waste Recycling Plant बसविणे आवश्यक राहिल.

- अट क्र. ३- उक्त जमिनीसाठी आवश्यक त्या सर्व मूलभूत सेवा-सुविधा जमीन मालकांनी / विकासकत्यांनी स्वखर्चाने विकसित करून पुरविणे बंधनकारक राहिल. मूलभूत सुविधांमध्ये रस्ते व ड्रेनेज इत्यादी यांचा समावेश आहे.
- अट क्र. ४- प्रस्तुत फेरबदलाखालील जागेसाठी शुद्ध व पुरेशा प्रमाणातील पाणीपुरवठा स्वखर्चाने करण्याची जबाबदारी जागा मालकाची राहिल.
- अट क्र. ५- फेरबदलाखालील जागांवर उपरोक्त मूलभूत सुविधांचा विकास क्रमाने करताना एकूण अपेक्षित सुविधांचा विकास टप्प्याने होत असताना जमीनमालकांवर / विकासकावर, एकूण जमिनीच्या भूखंड विक्रीवर खालीलप्रमाणे बंधन राहिल. सभापती, नागपूर सुधार प्रन्यास, नागपूर यांनी सदर बाबींवर नियंत्रण ठेवावे.
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| क. अभिन्यास अंतिमतः मंजूर झाल्यावर | एकूण २५% भूखंड विक्री अनुज्ञेय राहिल. |
| ख. सुमारे ४०% मूलभूत सुविधा पूर्ण झाल्यावर | एकूण ५०% भूखंड विक्री अनुज्ञेय राहिल. |
| ग. सुमारे ६०% मूलभूत सुविधा पूर्ण झाल्यावर | एकूण ७५% भूखंड विक्री अनुज्ञेय राहिल. |
| घ. सुमारे ८०% मूलभूत सुविधा पूर्ण झाल्यावर | एकूण ९०% भूखंड विक्री अनुज्ञेय राहिल. |
| ड. सुमारे १००% मूलभूत सुविधा पूर्ण झाल्यावर | एकूण १००% भूखंड विक्री अनुज्ञेय राहिल. |

उपरोक्त मंजूर फेरबदल दर्शविणा-या विकास योजना भाग नकाशाची प्रत सभापती, नागपूर सुधार प्रन्यास, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी, कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना विभागाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. शा. चौहान,

कक्ष अधिकारी.

भाग १-अ (ना.वि.पु.), म. शा. रा., अ. क्र. १०५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 9th May, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2412-500-CR-226-2013-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Departments Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7th January, 2000 and finally sanctioned the Government *vide* Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated the 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 (hereinafter referred to as “the said Development Plan”) under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”);

And whereas, Nagpur Improvement Trust has been declared as “Planning Authority” for the 7 Improvement Scheme being implemented by the Nagpur Improvement Trust, Government *vide* Notification No. TPS-2401-855-CR-76-2000-UD-9, dated the 27th February, 2002 (hereinafter referred to as ‘the said Planning Authority’);

And whereas, in the said Development Plan, the land admeasuring 3.65 Ha., bearing Khasara Nos. 66/1 & 66/5 of Mauje Punapur is included in “Agricultural Zone” (hereinafter referred to as “the said Land”);

And whereas, the Nagpur Improvement Trust, Nagpur being the Planning Authority (hereinafter referred to as ‘the said Planning Authority’) *vide* its General Body Resolution No. 2/1103, dated the 27th December, 2011 has resolved to change the allocation of the said land from Agricultural Zone to Residential Zone and accordingly passed final Resolution No. 10/1108, dated 30th April 2012 and after following the procedure laid down under the said Act, submitted a proposal to the Government for its sanction (hereinafter referred to as “the Proposed Modification”);

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modification proposal should be sanctioned with some conditions;

And whereas, the Land Owners of the said lands have deposited Rs. 13,20,000/- towards the 50 % Government share of 5% premium amount as per the value of the said lands as prescribed in the Annual Statement of Rates (ASR) for the year 2016 in the Government Treasury on 11-04-2016 through the Assistant Director of Town Planning, Nagpur Branch, Nagpur and remaining 50% of the 5% premium amount Rs. 13,20,000/- payable to the Planning Authority has been deposited with the Deputy Director of Town Planning, Nagpur Improvement Trust nagpur on 20-4-2016.

Now, therefore, in exercise of the powers conferred on it under Section 37 (2) of the said Act, the Government hereby sanctions the said Modification proposal for the said land admeasuring 3.65 Ha. so as to delete the said land from Agricultural Zone to include the same in Residential Zone and for that purpose amends the said Development Plan as follows.

In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry.

ENTRY

The land admeasuring 3.65 Ha, bearing Khasara Nos. 66/1 & 66/5 of Mouze Punapur is deleted from Agricultural Zone and is included in Residential Zone, as shown on the Plan, subject to conditions specified below.—

Condition No. 1— In the lay-out of the said land, in addition to 10% compulsory open space requisite Amenity Space shall be provided.

Condition No. 2— It is necessary to install the Rain Harvesting Plant and Waste Water Recycling Plant for the building to be constructed on the land under modification.

Condition No. 3— It is compulsory for the land owner / developer, to provide all the Basic Amenities required for the land under modification at his own cost. The Basic Amenities includes roads and drainages etc.

Condition No. 4— It shall be the responsibility of the land Owner/Developer to provide pure and sufficient water supply required for the development on the land under modification, at his own cost.

Condition No. 5— If the land is proposed to be developed by way of plotted lay-out, then sale of plots under such lay-out shall be monitored by the Chairman, Nagpur Improvement Trust, Nagpur in relation to development of basic amenities as per the stages given below.

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| a. After final approval of lay-out | Sale of 25% of the total plots shall be permissible. |
| b. After completion of 40% basic Amenities. | Sale of 50% of the total plots shall be permissible. |
| c. After completion of 60% basic Amenities. | Sale of 75% of the total plots shall be permissible. |
| d. After completion of 80% basic Amenities. | Sale of 90% of the total plots shall be permissible. |
| e. After completion of 100% basic Amenities. | Sale of 100% of the total plots shall be permissible. |

A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Chairman, Nagpur Improvement Trust, Nagpur, during office hours on all working days for a period of one month.

This Notification shall also be available on the Government website www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,

Section Officer.